

FLOOD PLAIN PERMIT COMMITTEE MEETING
201 West Gray, Building A, Conference Room D
Monday, January 21, 2014
3:30 p.m.

Minutes

PRESENT: Shawn O’Leary, Director of Public Works
Susan Connors, Director of Planning/Community Development
Scott Sturtz, City Engineer
Ken Danner, Subdivision Development Manager
Jane Hudson, Principle Planner
Neil Suneson, Citizen Member
Sherri Stansel, Citizen Member

OTHERS PRESENT: Todd McLellan, Development Engineer
Julie Shelton, Staff
David Wood, Planning/Community Development
Joe Willingham, Storm Water Engineer
Leah Messner, Legal
Scott Dutton, owner of Bear Sand and Gravel
JW Dansby, Engineer

The meeting was called to order by Sturtz who informed the committee that O’Leary would be late for the meeting and asked for a motion for approval of the minutes from the meeting of December 16, 2013. Motion to approve minutes by Connors. Seconded by Danner. Approved 6-0.

Item No. 1, Flood Plain Permit Application No. 538: Sturtz introduced Application No. 538 as a request from Bear Sand and Gravel located southwest of the intersection of Chautauqua Avenue and Bratcher Miner Road. McLellan introduced Scott Dutton, the applicant, and JW Dansby who is the applicant’s engineer for the project. McLellan informed the committee that this application is connected with a previous application that was approved in May, 2013. The committee was shown the location of the property by viewing an aerial map and indicated that the applicant has asked to place an office trailer on the property. The location of the sand pit was shown and it was noted that this property is located in the flood plain of the Canadian River. McLellan gave a brief history of the previous application. McLellan stated that the proposed trailer will be elevated, set on blocks and will be anchored. The committee was also informed that the applicant is requesting to stock pile materials for public sale and haul off just west of the trailer location. The material stock piles will consist of stabilization materials, gravel, crushed stone, concrete rubble, top soil and compost.

The base flood elevation (BFE) of the property was noted and it was added that the trailer would have to be elevated to bring it at least 2 feet above the BFE and that an elevation certificate will be required prior to occupancy to verify that the elevation requirements have been met.

Applicable ordinance sections were reviewed to include fill restrictions, and it was specified that compensatory storage must be provided within the general location of any storage that is displaced by fill. The amount of these requirements was discussed in detail. Additional ordinance sections were discussed to include elevation of structures and no rise considerations.

O'Leary joins meeting at 3:45 p.m.

McLellan commented that staff recommended approval of the application pending approval of the agreement between Bear Sand and Gravel and the City of Norman. Connors asked when this item would be going to City Council and questioned why the placement of a trailer had to be approved again. Danner asked about stockpiling in the previous application and McLellan clarified that this was an additional request on this application.

Connors asked for clarification on where the stockpiled materials would be coming from and Dutton answered that the materials would be obtained from Davis Stone quarries. Discussion ensued about the materials being brought in and stockpiled and Connors inquired how the materials would be accessed and removed. Suneson asked if the area to stockpile the materials would be raised and Dutton clarified that it would only be leveled out. An additional question was asked by Suneson regarding the compensatory storage. Discussion ensued among the committee members.

O'Leary remarked that this is a lease from the City of Norman. Danner asked what the purpose is for going to City Council. Messner answered that the purpose of going to council would be related to the lease and how the terms would need to be revised due to the fact that the property is not just being used for sand mining. Danner indicated that the applicant would need to apply for a building permit and Messner agreed. Danner then inquired about a need for paved parking areas. The customer process of receiving and paying for materials was discussed. Hudson suggested the need for a revised site plan to indicate areas for parking for customers and employees and to show what type of materials would be on the site.

Motion for approval from Danner. Seconded by Suneson. It was clarified by Sturtz that the approval would be contingent upon approval from City Council of the Lease Amendment. Approved 7-0.

Miscellaneous Discussion:

Miscellaneous discussion regarding the 2013 Year End Summary.

Meeting adjourned at 4:05 p.m.